



Worcester Close, SE20
£300,000-£325,000

0208 702 9333
pedderproperty.com

pedder



In general

- Spacious one bedroom property
- Balcony
- Modern executive development
- Long lease
- Close to transport links
- Lift
- First floor
- 30ft living space

In detail

A well presented one bedroom first floor purpose built apartment positioned within a sought after modern development, well placed for excellent transport links and Crystal Palace Park.

Providing an ideal opportunity as a first time or investment purchase, this light and bright accommodation offers generous proportions and a hassle-free new home. Notable features include a socially open-plan 30ft kitchen / living space with replacement flooring and a modern kitchen, direct access to a sunny balcony with a south-westerly aspect, a 19ft bedroom, fitted hallway storage, and a long lease.

This development is convenient for access to both Crystal Palace and Anerley rail links, also various nearby amenities on Anerley Parade, or the centrally at the Triangle.

These properties are usually popular for their size and quiet, yet convenient location.

EPC: B | Council Tax Band: C | Lease: 110 years remaining | SC: £160PM | GR: £250 | BI: Incl in SC

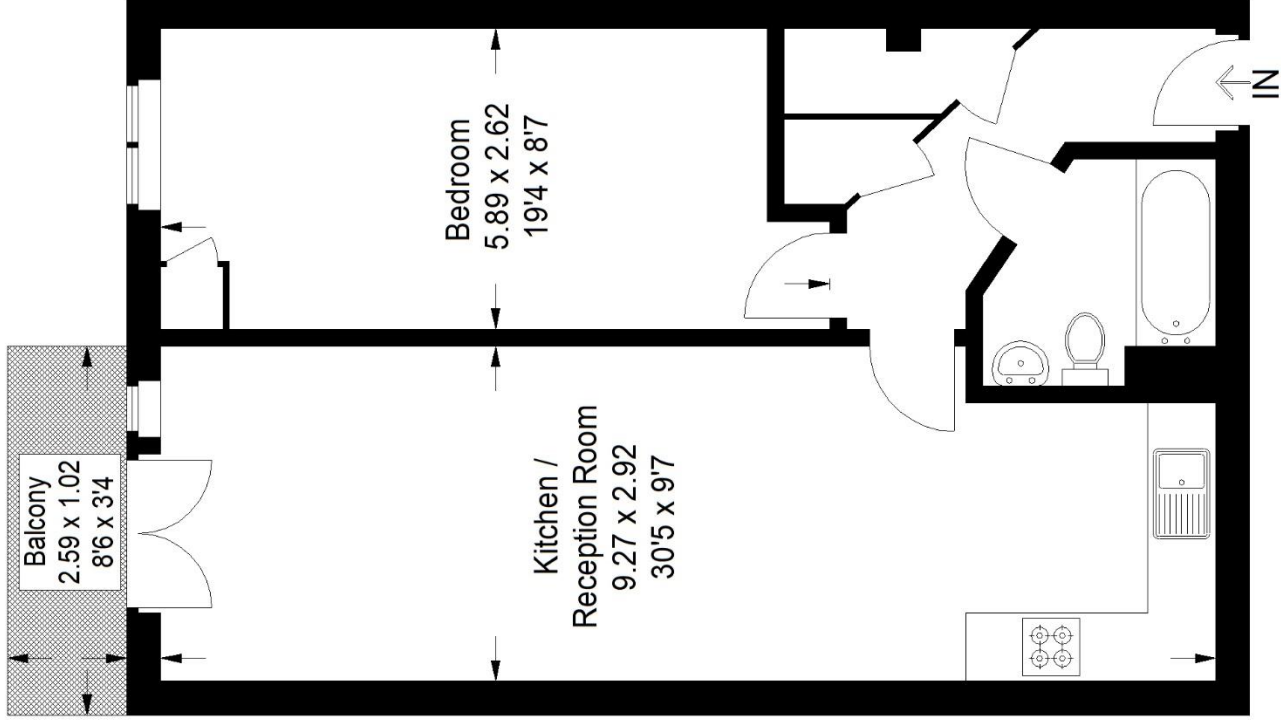


Floorplan

Carfax House, SE20

Approximate Gross Internal Area

53.9 sq m / 580 sq ft



First Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating scale showing Current and Potential ratings. Current: 52 G, Potential: 52 G.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact. (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. (5) the vendor/landlord